

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
MEETING OF JUNE 22, 2017  
TO BE REPORTED OUT JUNE 28, 2017**

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**NO. A-8311 (37<sup>th</sup> WARD) ORDINANCE REFERRED (4-19-17)**  
**DOCUMENT # O2017-3430**

**Common Address:** 4034-4358 W Chicago Ave

**Applicant:** Alderman Emmo Mitts

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to C3-1 Commercial,  
Manufacturing and Employment District

**NO. A-8309 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (4-19-17)**  
**DOCUMENT # O2017-3426**

**Common Address:** 3148-62 N Elston Ave

**Applicant:** Alderman Deborah Mell

**Change Request:** B3-1 Community Shopping District to RS1 Residential Single Unit (Detached House)  
District

**NO. A-8308 (12<sup>th</sup> WARD) ORDINANCE REFERRED (4-19-17)**  
**DOCUMENT # O2017-3424**

**Common Address:** 3677-81 S Archer Ave

**Applicant:** Alderman George Cardenas

**Change Request:** RS3 Residential Single-Unit (Detached House) District to C1-2 Neighborhood  
Commercial District

**NO. 19157 (48<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT # O2017-2183**

PASS AS REVISED

**Common Address:** 5438-58 N Sheridan Road

**Applicant:** Greystar GP II LLC

**Owner:** Please see application for list of owners

**Attorney:** Joe Gattuso

**Change Request:** Residential Planned Development No. 1056 to Residential Planned Development  
No. 1056, as amended

**Purpose:** o 16 story, 174 dwelling unit oge restricted (55 and over) building with some  
ground floor, convenience type retail use on the subject property

**NO. 19112 (47<sup>th</sup> WARD) ORDINANCE REFERRED (2-22-17)**  
**DOCUMENT # O2017-884**

**Common Address:** 3501-09 N Hermitage Ave; 3501 N Lincoln Ave

**Applicant:** 3501 N Lincoln Corp

**Owner:** 3501 N Lincoln Corp

**Attorney:** Law Office of Mork Kupiec & Associates

**Change Request:** B3-2 Community Shopping District to C1-3 Neighborhood Commercial District

**Purpose:** To build o new partial second story addition to the existing commercial building  
(continue retail and wholesale meat market); 8 parking spaces (existing);  
approximately 15,000 square feet of commercial space; 2 story / max. height: 40  
feet

**NO. 19205 (47<sup>th</sup> WARD) ORDINANCE REFERRED (4-19-17)**  
**DOCUMENT #O2017-3218**

**PASS AS SUBSTITUTED  
AND REVISED**

**Common Address:** 4726-4756 N Ravenswood; 1801-1831 W Lawrence; 4721-4759 N Wolcott

**Applicant:** FEPH- Highland Park LLC

**Owner:** Please see application for list of owners

**Attorney:** Meg George, Akemon LLP

**Change Request:** B3-2 Community Shopping District and M1-2 Limited Manufacturing/ Business Park District to C3-3 Commercial, Manufacturing and Employment District and then to a Residential Business Planned Development

**Purpose:** The proposed development will include approximately 166 dwelling units with a max height of 60' 122 parking spaces, a 6,793 sq.ft. Chase Bank Building, accessory drive through, automated teller machines and 9,985 sq.ft. of commercial space

**NO. 19218-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3B04**

**TYPE 1 PLANS AMENDED**

**Common Address:** 2242-46 W Lawrence Ave

**Applicant:** 2242 W Lawrence, LLC

**Owner:** 2242 W Lawrence, LLC

**Attorney:** Thomas Moore

**Change Request:** B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

**Purpose:** Applicant seeks to wreck 2 single family homes and construct a 4 story mixed use building; one 2,145 sq.ft. commercial unit on ground floor with 12 dwelling units and 12 parking spaces with a building height of 60.25 feet

**NO. 19254 (47<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3B56**

**Common Address:** 3511-15 N Ravenswood

**Applicant:** Sonnomore Development LLC

**Owner:** Sonnomore Development LLC

**Attorney:** John Fritchey

**Change Request:** C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Rezoning is sought to establish on existing 45.0' 4-story building containing 5 dwelling units with 5 off street parking spots

**NO. 18698 (45<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #O2016-1623**

**PASS AS REVISED**

Common Address: 4849 N Lipps; 4849 N Milwaukee Ave

Applicant: Jefferson Place LLC

Owner: Parkway Bank & Trust

Attorney: Ryan Sullivan

Change Request: B3-3 Community Shopping District and M1-1 Limited Manufacturing/ Business Park District to B3-5 Community Shopping District and then to a Planned Development

Purpose: New 13 story mixed use building with 103 residential units, 250 parking spaces, and 9,650 sq.ft. of ground floor retail (all on Subarea A). The current office/ retail/ parking structure on Subarea B will remain as existing

**NO. 19171 (44<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2216**

**PASS AS REVISED**

Common Address: 3515-49 N Clark St; 1001-29 W Addison St; 3546-58 N Sheffield Ave

Applicant: 1025 W Addison St Apartments Owner LLC

Owner: 1025 W Addison St Apartments Owner LLC

Attorney: John George

Change Request: Residential Business Planned Development No 1164 to Residential Business Planned Development No 1164, as amended

Purpose: A mixed use building consisting of 8 stories at its highest level of 93 feet contain 148 dwelling units 169,000 sq.ft. of commercial space and up to 493 on site parking spaces

**NO. 19230 (44<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3829**

**PASS AS SUBSTITUTED**

Common Address: 623 W Wellington Ave

Applicant: Wellington Development LLC

Owner: Wellington Development LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story four-unit residential building, at the subject site. The existing building will be razed. Part of the proposal calls for the erection of a new four-car detached garage, at the rear of the property. The new building and detached garage will be masonry in construction, with the building measuring approximately 47 feet-0 inches in height

**NO. 19251-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3853**

**Common Address:** 3754 N Kenmore Ave

**Applicant:** Anne Berger

**Owner:** Anne Berger

**Attorney:** Thomas Moore

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** Applicant seeks to replace the existing attached garage and add a 2<sup>nd</sup> floor addition to the existing 2 story 1 dwelling unit with basement building with a height of 26 feet 3 ½ inches

**NO. 19209 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3794**

**PASS AS REVISED**

**Common Address:** 59-81 E Banks St; 1321-27 N Ritchie St; 1316-1322 N Lake Shore Dr

**Applicant:** 1350 Lake Shore Associates

**Owner:** 1350 Lake Shore Associates

**Attorney:** DLA Piper

**Change Request:** RM-6 Residential Multi Unit District to a Residential Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the RM-6 Multi-Unit District to a Residential Planned Development to permit the construction of an 8-story residential building containing up to 58 dwelling units, a minimum of 42 parking spaces, and accessory and incidental uses. The Applicant will utilize a density reduction premium (§ 17-2-0304-C) to increase the base floor area ratio from 4.4 to an overall FAR of 5.081.

**NO. 19228 (37<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3827**

**Common Address:** 4112 W Potomac Ave

**Applicant:** BNS Properties LLC

**Owner:** BNS Properties LLC

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new three-story three-unit residential building, at the subject site. Off-street surface parking for three (3) vehicles will be located at the rear of the proposed new building. The new building will be masonry in construction and measure approximately 30 feet-0 inches in height

**NO. 19242 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3841**

**Common Address:** 4850 N St. Louis Ave

**Applicant:** Chicago Sunni Muslim Society, Inc.

**Owner:** Chicago Sunni Muslim Society, Inc.

**Attorney:** Richard Kruse

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District

**Purpose:** Continued use as Religious while adding undertaking services on site

**NO. 19212-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3797**

**TYPE 1 PLANS AMENDED**

**Common Address:** 1912 N Milwaukee Ave

**Applicant:** 1912 Milwaukee LLC, an Illinois LLC

**Owner:** 1912 Milwaukee LLC, an Illinois LLC

**Attorney:** Andrew Scott

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

**Purpose:** The applicant proposes to redevelop the ground floor of the existing building to provide approximately 1,632 square feet of retail commercial space and permit two dwelling units on the second floor. There are no parking spaces on site. The height of the existing building will remain unchanged at 28 feet 1 inch (to the top of the parapet wall). The property is within 1,320 feet of a CTA rail station entrance. As a result no additional parking spaces are proposed.

**NO. 19213-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3798**

**TYPE 1 PLANS AMENDED**

**Common Address:** 1914-1918 N Milwaukee Ave

**Applicant:** 1914 Milwaukee LLC, an Illinois LLC

**Owner:** 1914 Milwaukee LLC, an Illinois LLC

**Attorney:** Andrew Scott

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to C1-3 Neighborhood Commercial District

**Purpose:** The applicant proposes to redevelop the ground floor of the existing building to provide approximately 4,028 square feet of retail commercial space, five dwelling units on the second floor, and four dwelling units on the third floor. There will be a total of nine dwelling units. There are no parking spaces on site. The height of the existing building will remain unchanged at 51 feet 6 inches. The property is within 1,320 feet of a CTA rail station entrance. As a result, no additional parking spaces are proposed.

**NO. 19238 (31<sup>st</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3837**

**Common Address:** 4701-4703 W Diversey Ave  
**Applicant:** 4701 W Diversey, LLC  
**Owner:** 4701 W Diversey, LLC  
**Attorney:** Pericles Abbosi  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to B2-1.5 Neighborhood Mixed-Use District  
**Purpose:** Cricket mobile phone store. The building will continue to have 5 legally nonconforming dwelling units (bulk of 1.5 brings it closer to conforming) it will continue to have 2 off street parking spaces in the detached garage. No changes to the structure of the existing two story building

**NO. 19007 (30<sup>th</sup> WARD) ORDINANCE REFERRED (10-5-16)**  
**DOCUMENT #O2016-7341**

**PASS AS REVISED**

**Common Address:** 3927-63 W Belmont Ave  
**Applicant:** Shoemaker Office Investments LLC  
**Owner:** Shoemaker Office Investments LLC  
**Attorney:** Bernard Citron  
**Change Request:** Residential Business Planned Development No. 982 to Residential Business Planned Development No. 982, as amended  
**Purpose:** An existing, 6-story, mixed-use development with 184 dwelling units, and not more than 15,000 square feet of retail and commercial uses as permitted in the B3-3 District (except that pawn shops, tattoo parlors, day labor companies and adult uses shall not be permitted) in Subarea A. The existing development has 315 parking spaces and a maximum height of 81 feet

**NO. 19246-T1 (29<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3845**

**Common Address:** 7129 W Belmont Ave  
**Applicant:** 7129 W Belmont LLC  
**Owner:** 7129 W Belmont LLC  
**Attorney:** Paul Kalpok  
**Change Request:** B3-1 Community Shopping District to B3-3 Community Shopping District  
**Purpose:** four story building with 2 commercial units on the first floor and 9 dwelling units on the top three floors. The commercial space will be about 2,832 sq.ft. There will be 10 off-street parking spaces. The height of the building will be 43 feet 10 inches

**NO. 19233 (28<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3832**

**Common Address:** 2536 W Harrison St.

**Applicant:** Cozi Development LLC

**Owner:** Cozi Development LLC

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RT4 Residential Two-Flat, Townhouse to RM-5 Multi Unit District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new three-story three-unit residential building, at the subject site. There will be surface parking for three-vehicles, located at the rear of the building/lot. The new proposed building will be masonry in construction and measure approximately 32 feet-0 inches in height

**NO.18612 (27<sup>th</sup> WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #O2016-45**

**PASS AS REVISED  
AND AS SUBSTITUTED**

**Common Address:** 1400 – 18 N. Orleans St. / 324 – 44 W. Schiller St. / 1401 – 19 N. Sedgwick St.

**Applicant:** LG Development Group, LLC

**Owner:** Sheldon Baskin

**Attorney:** Michael Ezgur

**Change Request:** RS3 Residential Single-Unit (Detached House) District and C1-3 Neighborhood Commercial District to B2-5 Neighborhood Shopping District then to a Residential Planned Development

**Purpose:** An eight story (110 Ft. in height) building containing 240 residential dwelling units, 110 parking spaces and one loading berths

**NO. 18982 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-5-16)**  
**DOCUMENT #O2016-7306**

**PASS AS REVISED**

**Common Address:** 833-855 W Madison St, 832-854 W Monroe St, 1-39 S Peoria St and 2-40 S Green St

**Applicant:** 845 West Madison Partners LLC

**Owner:** 845 West Madison Partners LLC

**Attorney:** Carol Stubblefield, Neal and Leroy, LLC

**Change Request:** DX-5 Downtown Mixed-Use District and DS-3 Downtown Service District to DX-5 Downtown Mixed-Use District and then to a Planned Development

**Purpose:** Mixed Use project containing two residential and retail buildings. The project will include an overall max 6.0 FAR and approximately 586 residential dwelling units, 293 parking spaces and a max building height of 180'6" feet

**NO. 19217-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3803**

**Common Address:** 1026 W Cullerton St

**Applicant:** Zocalo Development LLC

**Owner:** Patrick Garvy

**Attorney:** Rolando Acosta

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Three story building (38.75 in height) containing three residential dwelling units, three parking spaces and no loading berth

**NO. 19231 (25<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3830**

**Common Address:** 1811 S Ashland Ave  
**Applicant:** Rogelio Garcia  
**Owner:** Rogelio Garcia  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** To allow a rear addition connecting the existing 2 buildings to the property. Existing retail story and existing 5 dwelling units to continue; existing 2 car garage to continue; existing 3 story in the front and 1.5 story at the rear; max height 37 feet

**NO. 19225 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3824**

**Common Address:** 3906-10 W 55<sup>th</sup> St  
**Applicant:** Edgar Ortiz  
**Owner:** Edgor Ortiz  
**Attorney:** Thomas Moore  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District  
**Purpose:** One commercial unit in the existing ground floor of a 2 story 1 dwelling unit building 20 feet in height with a rear storage building and 3 parking spaces

**NO. 19224 (21<sup>st</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3823**

**Common Address:** 1351-55 W 87<sup>th</sup> St  
**Applicant:** Simon Solem  
**Owner:** Simon Salem  
**Attorney:** Thomas Moore  
**Change Request:** B3-1 Community Shopping District to C1-1 Neighborhood Commercial District  
**Purpose:** To allow a package food and liquor facility in an already existing 1 story vacant building 14 feet in height with 4 parking spaces

**NO. 19105 (20<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-155**

**PASS AS SUBSTITUTED  
AND REVISED**

**Common Address:** 63-77 E Gorfield Blvd; 5500-5522 S Michigan Ave  
**Applicant:** Brin Life Center, LLC  
**Owner:** See application for list of owners  
**Attorney:** Steve Friedland, Applegate & Thorne-Thomsen  
**Change Request:** B1-2 Neighborhood Shopping District and RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District and then a Planned Development  
**Purpose:** The property will be developed with a new four-story mixed use building with 58 dwelling units and approximately 7,000 square feet of commercial and studio space. There will be 32 parking spaces. The height of the building is approximately 55 feet.



**NO. 19241 (16<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3840**

**PASS AS SUBSTITUTED**

**Common Address:** 5229 S Justine St

**Applicant:** Moyra Mendoza

**Owner:** Moyra Mendoza

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** to bring the existing two story, two unit, all residential building into compliance under the current zoning ordinance

**NO. 19249-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3851**

**TYPE 1 PLANS AMENDED**

**Common Address:** 2601-2639 S Throop St; 2553-2579 S Hillock Ave; 2512-2536 S Stark St.

**Applicant:** Skyriver Throop Development LLC

**Owner:** Skyriver Throop Development LLC

**Attorney:** Richard Toth/ Mara Georges

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

**Purpose:** A new residential development with 20 single family homes and 27 town homes, 94 garage spaces and approx. 18 additional off street parking spaces. No commercial space

**NO. 19252-T1 (9<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3854**

**Common Address:** 10909 S Cottage Grove Ave

**Applicant:** Chicago Collegiate Charter School

**Owner:** Salem Baptist Church of Chicago

**Attorney:** Meg George

**Change Request:** M3-3 Heavy Industry District to C3-1 Commercial, Manufacturing and Employment District

**Purpose:** The single story existing 67,600 sq.ft. structure will remain the same. The school seeks approval to occupy 13,600 sq.ft. of the existing building. There are 141 parking spaces on site which will remain

**NO. 18480 (9<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #O2015-6358**

**Common Address:** 30 E 95<sup>th</sup> Street

**Applicant:** 9439 South State Street Building Corp.

**Owner:** 9439 South State Street Building Corp.

**Attorney:** Bernard Citron

**Change Request:** RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

**Purpose:** The Applicant proposes establishing a Currency Exchange establishment on the property

**NO. 18652 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-643**

**PASS AS REVISED**

**Common Address:** 1551 W. North Ave. a/k/a 1555 N. Ashland Ave., Chicago, IL

**Applicant:** 1551 INC.

**Owner:** 1551 INC.

**Attorney:** Law Office of Mark J. Kupiec & Assoc.

**Change Request:** B1-2 Neighborhood Shopping District to C1-5 Neighborhood Commercial Zoning District then to Planned Development

**Purpose:** To demolish the existing gas station and build a new 7-story hotel with 99 rooms; 39 parking spaces; approximately 62,842.95 sq ft of commercial space; height: 83'-3".

**NO. 19219-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3805**

**Common Address:** 1665-67 N Milwaukee Ave

**Applicant:** LG Development Group, LLC

**Owner:** MRR 1665 N Milwaukee LLC

**Attorney:** Michael Ezgur

**Change Request:** B3-5 Community Shopping District to B3-5 Community Shopping District

**Purpose:** The Applicant proposes to construct a new mixed-use residential building consisting of approximately 1,895 square feet of ground floor commercial space, 32 residential efficiency units and three automobile parking spaces pursuant to the TOD ordinance, 32 bicycle parking spaces and no loading berth. The height of the building will be 60 feet 6 inches.

**NO. 19220-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3806**

TYPE 1 PLANS AMENDED

**Common Address:** 1435-39 W Grand Ave

**Applicant:** 1437 W Grand LLC

**Owner:** Skvaril, LLC

**Attorney:** Tyler Manic of Schain, Banks, Kenny & Schwartz

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed-Use District

**Purpose:** The property will consist of a 45' residential building with 5 dwelling units and 5 parking spaces to be provided

**NO. 19226-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3825**

**Common Address:** 1214-1216 W Huron St

**Applicant:** Jodi Development LLC

**Owner:** Estate of Barbara Ann Borek c/o Delphine Michalik

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The Applicant is proposing to develop the subject property with a new three-story residential building. The proposed building will contain four (4) dwelling units. The proposed building will be 37.33 feet in height. Onsite garage parking for four (4) cars will be provided at the rear of the subject lot.

**NO. 19227 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3826**

**Common Address:** 1242-1244 W Huron St

**Applicant:** Anne Shulter

**Owner:** Anne Shulter

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The Applicant is proposing to divide the single zoning lot into two (2) separate and distinct zoning lots. The existing three-story, three (3) unit residential building will remain on the newly created east zoning lot. The 35 foot height of the existing building will remain unchanged. Three (3) surface parking spaces will be located at the rear of the newly created east zoning lot. The newly created west zoning lot will be developed with a new three-story building that will contain three (3) residential units. The height of the proposed building will be 34 feet 4 7/8 inches. Three (3) onsite parking spaces will be located at the rear of the newly created west zoning lot to serve the new residential building.

**NO. 19243-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3842**

**Common Address:** 2417 N Artesian

**Applicant:** John Downes Construction Inc.

**Owner:** John Downes Construction Inc.

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flot, Townhouse and Multi-Unit District

**Purpose:** Three story building that will contain two residential units. The proposed building will be 35 feet in height, onsite parking for three cars will be provided at the rear of the subject lot.

**NO. 19247-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3846**

**Common Address:** 1351-55 N Milwaukee Ave

**Applicant:** 1355 N Milwaukee Enterprises LLC

**Owner:** 1355 N Milwaukee Enterprises LLC

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** B1-2 Neighborhood Shopping District to B3-3 Community Shopping District

**Purpose:** The Applicant is proposing to establish a mixed-use building with retail uses at grade and eight (8) residential units above. The existing masonry building will remain and will be adopted to accommodate the proposed residential units. The building height will remain at 38 feet 5 1/2 inches. The subject property is located within 1,585 feet of the Ashland Blue Line Station and pursuant to the Transit Oriented Development Ordinance zero (0) onsite parking spaces will be provided.

**NO.18506 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6396**

**PASS AS REVISED**

Common Address: 2835-2847 W Belden Ave

Applicant: Barry Sidel

Owner: 2835 W Belden LLC and Frank Nasco

Attorney: Michael Ezgur

Change Request: C1-2 Neighborhood Commercial District to B2-5 Neighborhood Shopping District, and B2-5 Neighborhood Shopping District to a Residential Planned Development

Purpose: The Applicant proposes to construct a new 7-story building 75.0 feet in height containing 101 residential dwelling units, forty four automobile parking spaces, eighty eight bicycle parking spaces and one loading berth

**NO. 19172-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2219**

Common Address: 1811 N California Ave

Applicant: Igor Petrushchak

Owner: Sustainable LLC

Attorney: Dean Maragas

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: There will be 4 residential dwelling units, 4 parking spaces, height of 38 feet 1 inch and minimum plot per dwelling unit of 1,180 sq.ft. with a garage and roof deck

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE**

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
Or2017-239	2	102 W Division St.	Jewel Osco
Or2017-240	3	200 E Cermak Road	Metropolitan Pier & Exposition Authority
Or2017-241	3	200 E Cermak Road	Metropolitan Pier & Exposition Authority
Or2017-242	3	200 E Cermak Road	Metropolitan Pier & Exposition Authority
Or2017-243	3	200 E Cermak Road	Metropolitan Pier & Exposition Authority
TBD	8	1538 E 95 <sup>th</sup> St	Gas Plus, Inc. dba Buddy Bear Car Wash
TBD	8	1538 E 95 <sup>th</sup> St	Gas Plus, Inc. dba Buddy Bear Car Wash
Or2017-238	8	1924 E 87 <sup>th</sup> St.	AM/PM Food Mart & Cellular
Or2017-248	22	4228 W 35 <sup>th</sup> Pl	People's Gas Light and Coke Co.
TBD	25	400 S Jefferson	Tyson Foods Inc
TBD	25	400 S Jefferson	Tyson Foods Inc
Or2017-226	30	2501N Central Ave	Able Distributors
Or2017-227	30	2501N Central Ave	Able Distributors
Or2017-244	32	2642 N Jones St.	TLE (The Learning Experience)
Or2017-246	42	100 S State St	Wework
Or2017-247	42	100 S State St	Wework
Or2017-253	46	918 W Montrose	Ross Dress for Less
Or2017-272	47	5060 N Clark St.	Dallop Diner

#### **FEE WAIVER**

##### **Or2017-249 (2<sup>nd</sup> WARD) ORDER REFERRED 5-24-17**

Historical Landmark Fee Waiver for the property at 2036 W Thomas St.

##### **Or2017-265 (4<sup>th</sup> WARD) ORDER REFERRED 5-24-17**

Historical Landmark Fee Waiver for the property at 4533 S Greenwood Ave

##### **Or2017-250 (9<sup>th</sup> WARD) ORDER REFERRED 5-24-17**

Historical Landmark Fee Waiver for the property at 11261 S St. Lawrence Ave

#### **DEMOLITIONS**

##### **Or2017-236 (27<sup>th</sup> WARD) ORDER REFERRED 5-24-17**

Demolition of historical landmark building at 232 N Peoria St.

##### **Or2017-235 (27<sup>th</sup> WARD) ORDER REFERRED 5-24-17**

Demolition of historical landmark building at 230 N Peoria St.

##### **Or2017-234 (27<sup>th</sup> WARD) ORDER REFERRED 5-24-17**

Demolition of historical landmark building at 226 N Peoria St.

#### **RESTRICTED RESIDENTIAL ZONES**

##### **O2017-3884 (13<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**

Designation of the 10<sup>th</sup> Precinct of the 13<sup>th</sup> Ward as a Restricted Residential Zone prohibiting additional shared housing units and vacation rentals

##### **O2017-3904 (13<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**

Designation of the 48<sup>th</sup> Precinct of the 13<sup>th</sup> Ward as a Restricted Residential Zone prohibiting additional shared housing units and vacation rentals

##### **O2017-3896 (13<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**

Designation of the 21<sup>st</sup> Precinct of the 13<sup>th</sup> Ward as a Restricted Residential Zone prohibiting additional shared housing units and vacation rentals

##### **O2017-3888 (13<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**

Designation of the 45<sup>th</sup> Precinct of the 13<sup>th</sup> Ward as a Restricted Residential Zone prohibiting additional shared housing units and vacation rentals